

## **PLANNING AND ZONING COMMISSION**

**May 12, 2010**

A Special Meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Long Hill Room of the Trumbull Town Hall on Wednesday May 12, 2010.

Members Present: Gary Bean, Chairman  
Anthony Chory, Arlyne Fox, Fred Garrity and alternates  
Steven Mahlstedt, Don Scinto and Tony Silber

Also Present: Mario Coppola, Town Attorney and Bill Levin, Town Planner

The following is a brief summary of the meeting. A complete record is on tape, on file in the office of the Planning and Zoning Commission.

A quorum being present the Chairman called the meeting to order at 7:07 p.m.

The purpose of tonight's Special Meeting was to consider and act on the following items, as posted in the Town Clerk's office.

In the absence of Commissioner Costa, Don Scinto was designated as the fifth voting member for tonight's meeting.

Application #10-5 – Matthew Romano, 6 Cutlers Farm Road (Public Hearing Closed)

Pursuant to Art. II, Sec. 4.2 and Art. IV Special Permit to construct a 19,000 sq. ft. flexible use building with associated parking and site improvements (existing building to be removed).

MOTION MADE (Fox) and seconded (Chory) to approve Application #10-5.

MOTION MADE (Chory) to amend the original motion to include the following specific conditions.

1. The first curb cut along Cutlers Farm Road closest to the intersection of Spring Hill Road to be eliminated.
2. The natural growth at the intersection of Cutlers Farm Road and Spring Hill Road shall be retained to the end of the wetlands.
3. Landscape the interior of the existing growth with a row of 10 to 12 foot spruce and pine trees.

4. Replace the ground cover along the face of the building closest to Spring Hill Road with 10 to 12 foot arborvitae.
5. Present new landscape and egress plan to Planning and Zoning for final approval.

No second – MOTION FAILS

MOTION MADE (Chory), seconded (Garrity) and unanimously carried (Bean, Chory, Fox, Garrity, Scinto), to amend the original motion to include the following specific conditions.

The natural growth at the intersection of Cutlers Farm Road and Spring Hill Road shall be retained to the end of the wetlands.

A row of 10 to 12 foot arborvitae shall be planted along the front of the building.

MOTION MADE (Scinto) and seconded (Fox) to amend the original motion to include the following specific condition.

To alleviate traffic congestion the number of storage units shall be reduced by fifty (50).

Vote: In Favor (3): Chory, Fox, Scinto

Opposed (1): Bean

Abstention (1): Garrity

MOTION CARRIES (3-1-1)

MOTION MADE (Fox) to amend the original motion to include the following specific condition.

Hours of operation to be as specified by the applicant.

MOTION WITHDRAWN

MOTION MADE (Fox), seconded (Chory) and unanimously carried (Bean, Chory, Fox, Garrity, Scinto) to amend the original motion to include the following specific condition.

The hours of operation shall be, as those stated by the applicant.

Monday – Friday: 8:00 a.m. – 6:30 p.m.  
Security card/code access from 6 a.m. – 9 p.m.

Saturday: 9:00 a.m. to 3:00 p.m.

Sunday: Closed

MOTION MADE (Fox), seconded (Chory) and unanimously carried (Bean, Chory, Fox, Garrity, Scinto), to amend the original motion to include the following specific condition.

A \$60,000 cash bond (calculated by the Town Tree Warden) to insure completion of landscaping improvements, shall be submitted.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Bean, Chory, Fox, Garrity, Scinto) to amend the original motion to include the following specific condition.

1. A sprinkler system shall be installed, as per the guidelines of the Town of Trumbull Fire Marshal.

Vote: Original Motion as Amended – In Favor (3): Bean, Garrity, Scinto – Opposed (2): Fox, Chory MOTION CARRIES (3-2)

Application #10-12 – Amending Art. 1, Sec. 3; Art. II, Sec. 1.1.2; 1.2.2; 1.3.2 and Art. VII of the Zoning Regulations of the Town of Trumbull to permit the housing of chickens within a residential zone with pertinent setbacks and requirements, as proposed by the Planning and Zoning Commission. (Public Hearing Closed)

MOTION MADE (Chory) and seconded (Garrity) to approve Application #10-12.

MOTION MADE (Fox), seconded (Chory) to amend the original motion to include the following specific conditions.

An open pen, at least equal to the size of the coop, is required.

Food to be stored in a metal sealable container.

The number of chickens shall not exceed a maximum of six.

Vote: In Favor (4): Bean, Chory, Fox, Garrity – Opposed (1): Scinto MOTION CARRIES (4-1).

MOTION MADE (Chory) and seconded (Fox) to amend the original motion to include the following specific condition.

When applying for a chicken coop building permit, applicants shall be required to sign a statement indicating that they have read and agree to adhere to the zoning regulations pertaining to the keeping of chickens.

Vote: In Favor (4): Bean, Chory, Fox, Garrity – Opposed (1): Scinto MOTION CARRIES (4-1)

Vote: Original Motion as Amended – In Favor (4): Bean, Chory, Fox, Garrity – Opposed (1): Scinto – MOTION CARRIES (4-1)

The proposal for a Commercial/Residential Mixed-Use Zone in the Long Hill Green area was readdressed. The two drafts generated by the Town Planner and Tony Chory were reviewed and discussed. Bill Levin and Tony Chory provided additional clarification regarding their prospective proposals.

Upon further discussion, as to language, there was a consensus (5-2) to move forward with the proposal as worked out by the Town Planner. Bill Levin will submit a final draft for Public Hearing at the regularly scheduled June meeting.

There being no further business to discuss a motion was made by Commissioner Fox and seconded by Commissioner Scinto to adjourn.

The May 12, 2010 Special Meeting of the Planning and Zoning Commission adjourned at 9:50 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission

